



**300K SF ALL-WEATHER
SLAB ON 159 ACRES**
For Lease / Build-To-Suit

Sealy Real Estate Services

333 Texas St. | Ste. 1050
Shreveport, LA 71101

318.222.8700

www.sealynet.com

Grant Smith

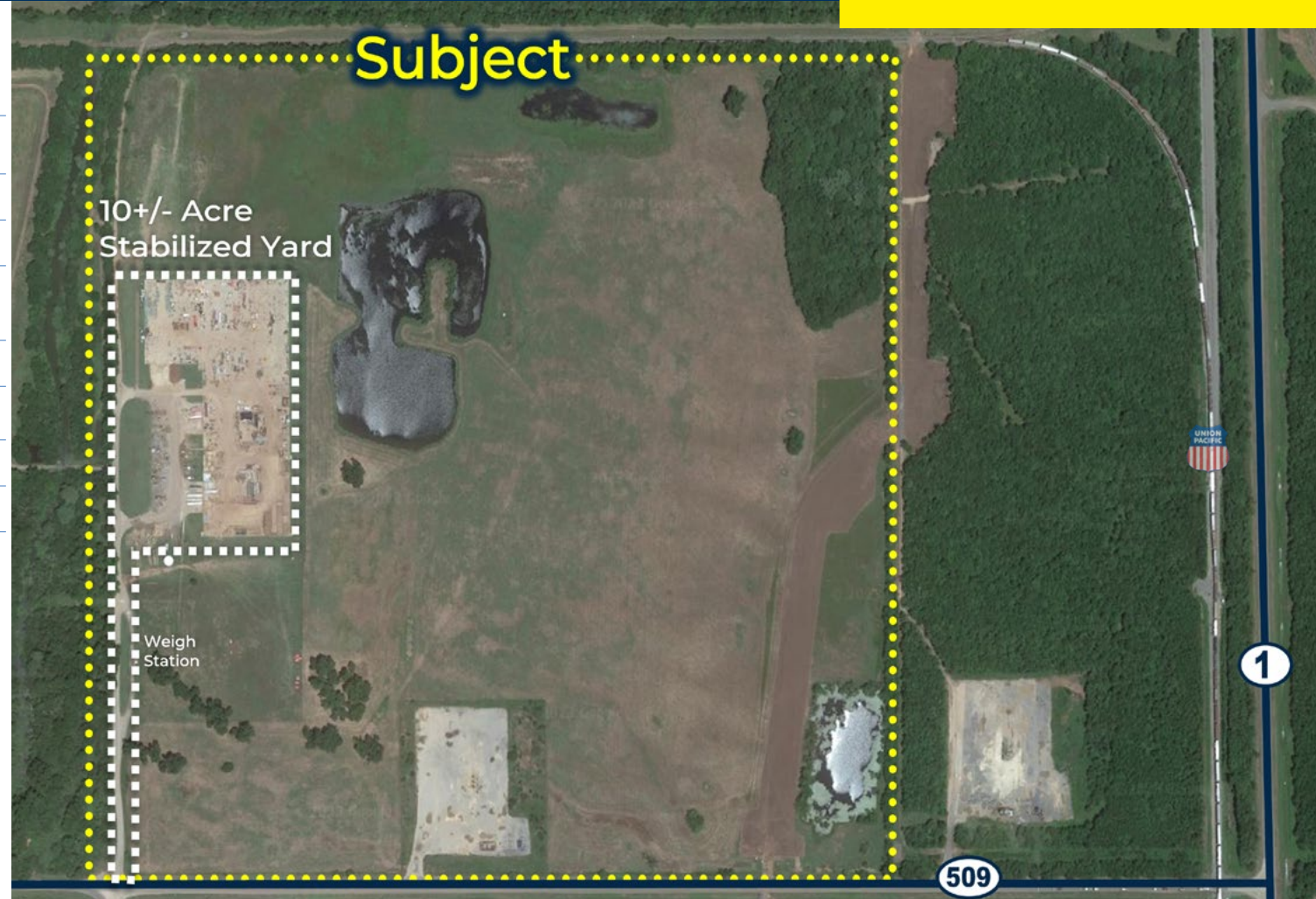
Direct: 318.698.1116
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PROPERTY DETAILS

Slab Size:	300,000 SF
Total Available:	± 10 Acres
Total Land Area:	159 Acres
Lease Rate:	\$10,000 Monthly or \$1,000/Acre/Month
Lease Type:	NNN
Slab Access:	24 Docks & 1 Ramp
Space Type	Vacant Land
Tax ID/APN:	400009790

- ± 10 Acres of Stabilized Yard
- 300,000 SF Dock-High All-Weather Slab
- 1 Concrete Ramp
- 1.2 Acre Rocked Truck Court (Expandable)
- Weigh Station
- Ample Land For Expansion
- 100k-Gallon Water Storage Tank
- Geo-Systems USA Pumphouse
- Available as Build-to-Suit
- 8 Miles from Interstate 49



PROPERTY OVERVIEW

The property sits on the north side of Hwy 509, just west of Hwy 1, and is around 8 miles from I-49. It was formerly an International Paper Warehouse site before it burned down and was recently used as a lay-down yard for a pipeline company. It's for lease as-is, or available as a build-to-suit. Contact agent for more details.

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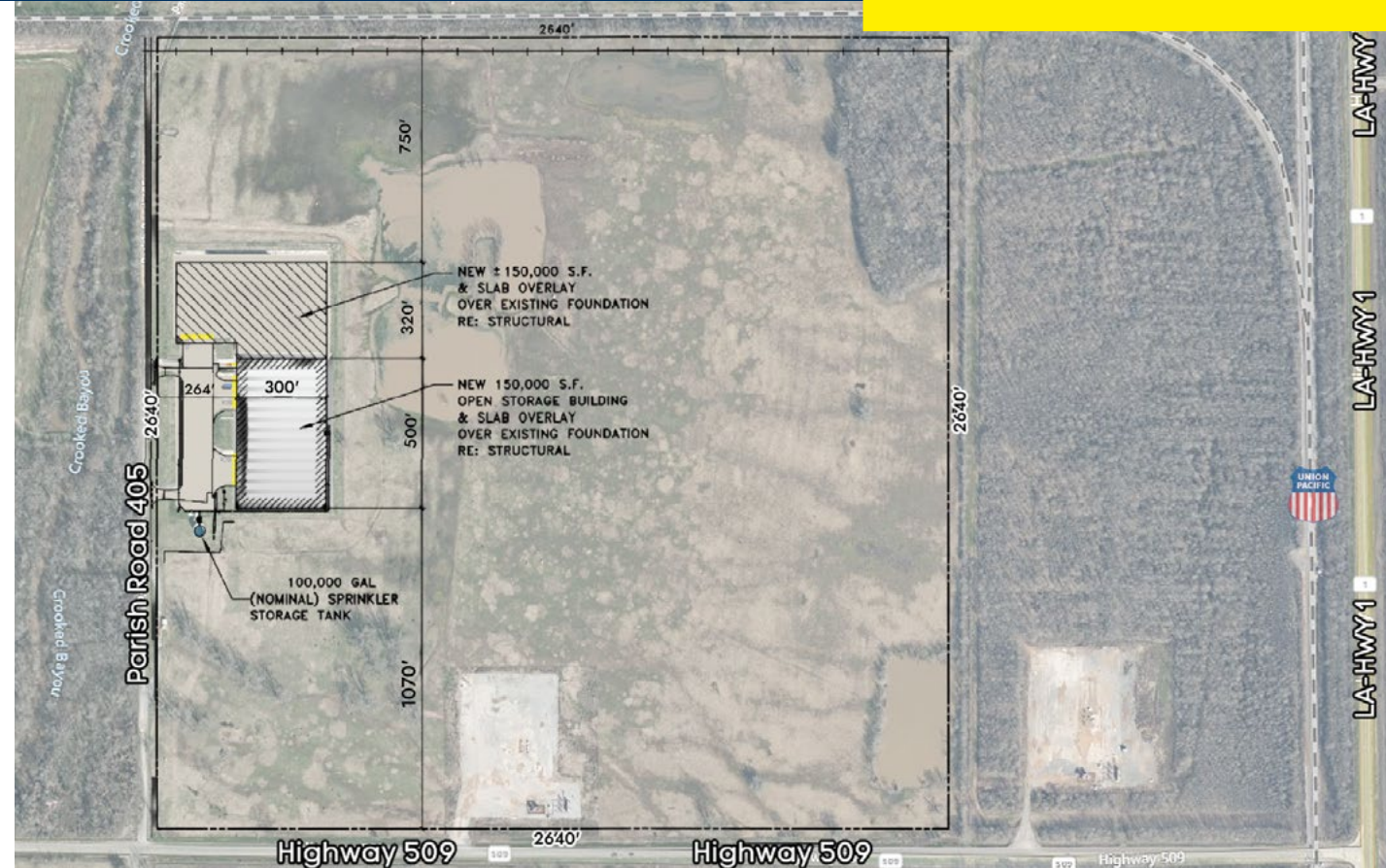
BUILD-TO-SUIT OVERVIEW

- Weigh Station & Scale House
- Up to 300k SF Warehouse Possibility
- 100k-Gallon Water Storage Tank
- Geo-Systems USA Pumphouse
- 2 Truck Court Entry/Exit Points

BUILD-TO-SUIT SPECS

- 150,000 SF Dock-High Slab Storage
- 150,000 SF Building
- 1 Concrete Ramp
- 16 Dock-High Doors
- LED Lighting
- 50' x 25' Column Spacing
- 25' - 32' Clear Height
- NNN (5-Year Minimum)

Other build-to-suit options available.
Contact agent for more information.



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